
CITY OF MEDINA
PLANNING COMMISSION MEETING

December 7, 2004
7:00 p.m.

Medina City Hall
501 Evergreen Point Road

CALL TO ORDER

December 7, 2004, Planning Commission meeting called to order by Chairman Lostrom, 7:07 p.m.

ROLL CALL

Present: Chairman Mark Lostrom, Vice Chair Mark Nelson
Commissioners: Robert Brog, Holly Greenspoon,
Bret Jordan, and Jim Lawrence

Staff Present: Kirk Wines, City Attorney; Joseph Gellings, Director of
Development Services; Tim Tobin, City Engineering
Consultant, Roth Hill Engineering; Rachel Baker,
Administrative Assistant

MINUTES

MOTION NELSON, SECOND JORDAN TO ACCEPT MINUTES FROM
NOVEMBER 2, 2004 PLANNING COMMISSION MEETING, MOTION PASSED
UNANIMOUSLY, 7:08 P.M.

PUBLIC HEARINGS

***Construction Mitigation Plan (CMP) Level 2
Bellevue School District***

***Demolition of existing Medina Elementary School structure and
construction of new school***

Chairman Lostrom opened public hearing, 7:09 p.m.

Tobin read Staff Report dated September 29, 2004, and recommended Planning Commission approve plan as submitted, including amendments proposed by commissioners.

Tobin indicated one email was received from resident, Ronald Santi. Santi's concern addressed construction noise prior to 7:00 a.m.

Tobin recommended adding a provision, which would state:

"Workers shall not arrive on-site before 7:00 a.m., Monday through Saturday. No staging of delivery, haul trucks or construction trucks, vehicles or equipment will be permitted prior to 7:00 a.m. No pick up of construction debris, or other vendor pickups, deliveries or portable toilet servicing shall occur before 7:00 a.m."

Discussion followed.

Imad Bahbah, Project Manager, McGranahan Architects (7:43 p.m.)

Bahbah stated concrete grinding and earth compaction would be performed only between 9:00 a.m. and 4:00 p.m., Monday through Friday, and would be completed in a short period of time during phase two.

Bahbah agreed a delayed Saturday start time would be acceptable.

Bahbah reasoned a staging area on west side would be acceptable, however, it would be dependent upon contractor.

Bahbah accepted a "reasonable," alternate truck route, in addition to proposed route, if deemed necessary.

Paul Demitriades, 2254 Evergreen Point Road, Medina (8:04 p.m.)

Demitriades questioned responsibility for establishing neighborhood meetings and informing neighbors of construction activities. Demitriades also questioned if workers should be bused in from off-site.

Gellings informed Demitriades of regulations regarding resident notification and Tobin confirmed there would be adequate on-site parking for workers.

MOTION JORDAN, SECOND LAWRENCE TO ACCEPT STAFF RECOMMENDATION OF CONSTRUCTION MITIGATION PLAN C-0753 WITH THE FOLLOWING CONDITIONS:

- 7:00 AM SHOW UP AND 7:30 AM START, MONDAY THROUGH FRIDAY
- 8:30 AM SHOW UP AND 9:00 AM START, SATURDAYS (INCLUDING SUNDAY AND HOLIDAY WORK WITH BUILDING OFFICIAL PREAPPROVAL)
- PRECONSTRUCTION ACTIVITY RELOCATION APPROVAL DELEGATED TO CITY
- APPROVAL OF AND REQUIREMENT FOR AN ALTERNATE TRANSPORTATION ROUTE DELEGATED TO CITY

MOTION PASSED UNANIMOUSLY, 8:10 P.M.

Lostrom closed public hearing, 8:10 p.m.

Lostrom declared a five-minute break at 8:10 p.m.; meeting reconvened at 8:16 p.m.

Public Hearing

Comprehensive Plan (CP) and Critical Areas Ordinance (CAO) (8:16 p.m.)

Comprehensive Plan

Paul Inghram, consultant from Berryman and Henigar, spoke regarding the status of updated draft CP, which resulted from revisions proposed during November Planning Commission meeting.

Discussion followed.

Public Comment

Paul Demitriades, 2254 Evergreen Point Road, Medina (8:29 p.m.)

Demitriades suggested consultants review draft Water Resource Inventory Area Eight (WRIA 8) plan, and include final document in City's CP and CAO.

Demitriades stated the City should have a ten-year city vision, which includes proposed SR-520 reconstruction. Demitriades conveyed the deadline to adopt CP and CAO should be extended.

Thomas Morgan, 3242 - 78th Place Northeast, Medina (8:38 p.m.)

Morgan offered opinion regarding City's CP and CAO updates. Morgan suggested the City delay adoption of CP and CAO to include final WRIA 8, Chinook Salmon Conversation Plan, lakefront and shoreline protection mandates

and SR-520 reconstruction recommendations. Morgan commented additional reviews and public hearings should be held until final review is complete.

Steve Broback, 3225 Evergreen Point Road, Medina (8:49 p.m.)

Broback encouraged the City to defer adoption of policies until WRIA 8 finalized. Broback suggested the City encourage additional public comment to discuss elements of CP and CAO.

Critical Areas Ordinance (9:07 p.m.)

Dan Nickel, consultant from The Watershed Company, presented a hypothetical situation and associated critical area buffer regulations proposed for such an example.

Nickel conveyed the City received feedback from the State Department of Fish and Wildlife, which reviewed the documents regarding critical areas. The Department indicated approval and supported the protection and mitigation efforts. Nickel further stated the Department suggested including shorelines in the water-typing system.

Discussion followed.

Public Comment

Matt Roberts, 2221 Evergreen Point Road (9:40 p.m.)

Roberts conveyed the CAO provides good balance to improve the environment and suggested broader resident notification to contact those, which will be directly impacted by new regulations.

Henry Paulman, 1415 - 80th Avenue Northeast, Medina (9:44 p.m.)

Paulman suggested commissioners visit stream locations and personally notify residents, which will be impacted by stream buffer regulations.

Lostrom closed public hearing, 9:45 p.m.

DISCUSSION

- Lostrom requested a stream location overlay for parcel map. Gellings agreed to provide graphic.
- Gellings discussed resident notification efforts made in order to contact residents impacted by CP and CAO. Discussion followed.
- Greenspoon suggested Planning Commission review SR-520 Interest Statement for inclusion in CP.

- Planning Commission recommended an additional January meeting to re-review documents and allow incorporation of public and commissioner comments, and one additional public hearing in February.
- Wines indicated Planning Commission propose recommendation to Council to allow Planning Commission to hold two additional working meetings and a final public hearing, prior to Council's adoption of CP and CAO.

COMMISSIONERS AGREED TO HOLD A SECOND JANUARY MEETING, IN ADDITION TO JANUARY 4, 2005 REGULARLY SCHEDULED MEETING. COMMISSIONERS TENTATIVELY SCHEDULED TO MEET JANUARY 25, 2005. COMMISSIONERS WILL CORRESPOND VIA EMAIL TO CONFIRM AVAILABILITY (10:07 P.M.).

ADJOURNMENT

MOTION JORDAN, SECOND NELSON TO ADJOURN DECEMBER 7, 2004 PLANNING COMMISSION MEETING, PASSED UNANIMOUSLY, 10:09 P.M.

December 7, 2004 Planning Commission meeting adjourned, 10:09 p.m.

Next Planning Commission meeting scheduled for Tuesday, January 4, 2005, 7:00 p.m.

Minutes taken by:

Rachel Baker
Administrative Assistant